

News of the Real Estate World

INVESTOR ACQUIRES PARK AV. ZONE FLAT

Takes Over 12 Story House at 161 East 79th Street; Other Apartment Deals.

The twelve story apartment house at 161 East Seventy-ninth street, 62x100, has been sold by Jacob P. McFarland, Everett East and S. Morrill Banner to an investing client of Milton Damians, attorney, N. A. Berwin & Co. are the brokers. The structure has been in the hands of the sellers since they built it in 1915. It contains two suites of from seven to eight rooms and three baths on a floor, and is fully occupied, with an annual rental of \$85,000. It was held at \$600,000. The brokers have been appointed agents for the new owner.

Operators in Two Deals.

The A. Z. Realty Company, Inc., George Zauderer, president, operators, purchased the Somerset apartments, a 16 story house, 100x100 feet, at 355 Edgecombe avenue, near 145th street, from Bing & Bing, operators. The building is laid out in suites of from three to five rooms and accommodates forty-one tenants. It has a rent roll of \$42,500, and was held by the sellers at \$285,000.

To the May Development Company, Inc., Louis Meyerfeld, president, Mr. Zauderer sold the Washington and Lafayette apartments, two five story new law walkups, 100x100 feet, at 556 West 145th street. The buildings accommodate forty tenants and have an annual rent roll of \$23,000. They were held at \$160,000.

Other Multifamily House Sales.

Henry Blum, proprietor of several restaurants, has purchased a five story apartment house, 25x100, containing eight apartments and two stores, at 352 Amsterdam avenue, from M. J. M. Jones, a jeweler. The broker was F. O. Verdugo of Francis & Co.

Arthur L. Shaw sold for J. J. Beaman 517 East 161st street, a six story fifty foot apartment house, showing a rent roll of \$16,000.

Alfred Katz and Henry Friedenreich sold for William Goldstone and Simon Myers 15 East Ninety-ninth street, a five story double flat, 25x100, between Lexington and Third avenues.

The Brown, Wheelock Company, Inc., sold 249 Monroe street for the United States Trust Company, trustees, 303 East Twenty-third street, for the Peterfield Realty Corporation, and the leasehold on East Tenth street for Miss Anna Roettner.

Samuel Selinger sold for the Canal Securities Corporation to Sol Freidus and Morris Steinberg 235 and 237 West Eighteenth street, two five-story tenements, 25x92 each.

Malcolm E. Smith, Inc., has sold for the estate of James Fletcher, Jr., to James R. Knapp, a duplex apartment house, ten rooms and three baths in 131-135 East Sixty-sixth street. The apartment was held at \$50,000.

SALES IN MANHATTAN REVEALED IN RECORDS

The Eker, a five story apartment house, 50x75, at 506 West 170th street, adjoining the northwest corner of Fort Washington avenue, has been sold by Charles A. and Gussie Strauss to the Michaelson Realty Company.

Leon Wasserman sold to Jesus Manero and Candiano Andino a five story flat, 23x100, at 236 West 142d street.

Winthrop Astor and Margaret T. Chandler sold to Beattie Ross a five story store tenement, 24x80, at 428 Third avenue, south of Thirtieth street.

George Haas sold to the Jenros Corporation a five story store tenement, 60x100, at 219 and 221 Third avenue, north of 115th street.

The St. Nicholas Leasing and Improvement Company sold to Martha L. Whitaker a five story store tenement, 25x75, at 221 Seventh avenue, north of 132d street.

Pauline Lowy sold to Ismael Fischer two five story flats with shops, 50x91, at 505 and 507 West 125th street.

Ruby A. Rice sold to Henrietta B. Von Klenn a five story dwelling, 18x96, at 128 West Seventy-eighth street.

PERSONAL AND IMPERSONAL.

Joseph P. Day spoke last evening at the real estate forum of the West Side Y. M. C. A. on "The Selling of Real Estate at Auction." Robert E. Downing, president of the City Investing Company, presided.

Arthur P. Bamman has joined the sales force of the Houghton Company.

The next regular meeting of the Harlem Property Owners' Association will be held on Thursday evening in 67 West 153rd street.

Stebbins Realty and Construction Company, Inc., are the buyers of the seven story Huntington apartment house, 24 West Twenty-first street, sold by Anna B. Ray, J. W. Brown and Henry Merritt to the brokers.

Lina Blumenthal is the buyer of the northwest corner of Pinchurst avenue and 180th street, the Manett Realty Company of 357 East Eighty-seventh street, John Dumphy of the northeast corner of Fort Washington avenue and 180th street, Carlo A. Orloff of 613 East Fourteenth street, Henry Laubheimer of 313 Broadway, Lawrence and Lena Brendel of 130 East 127th street, the Alcazar Realty Corporation of 164 Park avenue, Margaret A. Spencer of 21 West Tenth street, Mary and Philomena Bracco of the southwest corner of First avenue and 119th street, Minnie Stone of 119 West Twenty-sixth street and Miss Caroline Choate of 100 East Seventy-fourth street, all sold recently.

The Lone Star Realty Corporation is the buyer of 958-1000 Third avenue sold recently.

Zerta Heller is the purchaser of the leasehold property at 110 East Tenth street, sold recently by a client of Louis W. Osterwals.

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HEIGHTS TAXPAYER IS RESOLD BY A. LEWISOHN

Other Sales of Business Parcels in Manhattan.

Adolph Lewisoahn has sold to Samuel Bruner, the operator, the one story taxpayer on the east side of Broadway, 25.6 feet north of 178th street. The structure measures 76x88.8, and was acquired by Mr. Lewisoahn last July. L. J. Phillips & Co. were the brokers. The seller is a heavy owner of real estate in this section of Manhattan. This is the fourth sale of this property by the same brokers. Phillips & Co. sold the land in 1908 to James P. McFarland, the builder, who constructed the present building. In 1919 they sold the property to J. A. Kuhn, and last summer again sold it to Mr. Lewisoahn. In each instance a considerable advance was made in the selling price.

The five one story store buildings and two story garage, 100x100, at the northwest corner of Amsterdam avenue and Sixty-fourth street, have been sold by the New York Life Insurance and Trust Company, as executor, to Marie Bercherding and B. M. Menke for \$82,500.

The newly formed Lexington Realty Company (S. A. Goldstein, V. J. La Grana and Henry Herz) bought 65 and 67 Lexington avenue, north of Twenty-fifth street, three and four story buildings, with stores, 32x50. Horace S. Ely & Co. were the brokers.

J. K. Moore sold for the Wendel Building Sons Realty Co., the business building at 2006 Amsterdam avenue to the Shuttles Realty Company.

PROVISION DEALERS IN EAST SIDE LEASE

Other Renting Deals Reported in Manhattan.

The Anderson estate holdings on the south side of Thirty-sixth street from the East River to and including the southeast corner of First avenue have been leased by Guckenheimer & Hess, Inc., wholesale provision dealers. Joseph G. Abraham was attorney for the lessee. The property comprises two six story buildings, 46x300, each, now occupied by the Liquid Carbonic Company. The lease is for twenty-one years and involves a rental of \$300,000 for the term. The present occupants will move on May 1 to their new plant in Long Island City. Gaillard & Co. and Henry G. Wales were the brokers.

The six story Hotel Bayside, 25x100, at 625 West 121st street, near Broadway, has been leased for Joseph Quirillo, A. V. Amy & Co. were the brokers.

Gross & Brown Company leased offices in 129 West Forty-second street to Globe Trading Company, Inc., in the Fifth Building, Fifty-seventh street and Broadway, to James A. Prescott, district manager of the Abrams Fire Engine Company, to the National Motor Accessories Corporation, and to Devereaux & Co., and with Pease & Elliman, the ground floor in 625 West Fifty-fifth street, to the Greedy Pneumatic Tire Sighting Car Company.

J. B. English has leased for Ellen V. Snowden to L. Bailey the three buildings at 313 to 317 West Forty-eighth street.

Carl A. Leasfeld leased to the Quentell Corporation space in the Canadian Pacific Building, in 34 Pine street, to David W. Eder & Co. and space in the same building to the estate of W. Y. Mortimer.

Harris, Vought & Co. leased lots in 106 Grand street to Edmund Undergarment and David Schwartz, an office in 1182 Broadway to Abraham Levine, Julius Sher and the Broadway Knitting Company; also in 467 Broadway to Household Goods Company.

P. M. Clear & Co. leased 15,000 square feet in 717 East 161st street to Weidig & Henkelman, piano manufacturers; and lot in 162 West Thirty-first street to the 25-Kay Novelty company.

Tankos, Smith & Co. have leased store in the southeast corner of Broadway and Houston street to L. Schechter and New York City, new at 537 Broadway. The lease calls for a rental aggregating approximately \$25,000.

Hastrom-Cullen Company leased store in 211 West Sixty-ninth street to the Amsterdam Boat Shop.

\$25,000,000 FOR MORTGAGES.

The American Bond and Mortgage Company has announced that it will have \$25,000,000 available this year for real estate mortgages. Applications for handling real estate bond issues up to this amount will be received during the next two months at both the Chicago and New York offices of the company. The issues will range from \$100,000 to \$3,500,000.

RESORTS.

Westchester.

RED LION INN
Boston Post Road Larchmont
Chicken Waffle Dinner, \$1.50
12 NOON-8 P. M. DAILY.

Gumbo Red Lion
Half Roasted Milk Fried Chicken
Asparagus and Potatoes, Fried Potatoes
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To those who are tired to the bones, the Red Lion Inn offers a most delicious and refreshing class white orchestra evenings.
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CERTIFIED MILK.
A SUMMER HOME of highest character; superb cuisine; an environment so lovely, that it is a pleasure to live here. Cottages for rent on WONDROUSLY FINE SARANAC LAKE. Excellent State roads, good golf. All sports and amusements at their best. HARKINGTON MILLS, Manager.
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IDEAL COUNTRY HOME
Hotel Montclair
MONTCLAIR, N. J.
MOST DELICIOUSLY SITUATED
RESIDENTIAL HOTEL IN NEW
JERSEY. OPEN THE ENTIRE YEAR.
FREDERICK C. HALL COMPANY.

Washington, D. C.

HOTEL GRAFTON
HOTEL GRAFTON PLAN IS A DAY.
North Carolina.

THE MANOR, Asheville, N. C.
In America, an English Inn.

BOSTWICK HOME ON FIFTH AVENUE SOLD

House at Corner of 61st Street Assessed at \$610,000; Other Dwelling Deals.

Wm. Cruikshank's Sons sold to a client, for the Farmers Loan & Trust Company, executors of the estate of Helen C. Bostwick, the three story and basement mansard roof brownstone residence, at 800 Fifth avenue and 3 East Sixty-first street, having a frontage of twenty-nine feet on Fifth avenue and 150 feet on sixty-first street. The property is assessed by the city at \$610,000. This is the first sale of the property since 1878.

Buyer Sinks the Residence.

An operator has resold the five story residence, at 123 East Thirty-sixth street, 14x38, bought recently from Mrs. Schuman-Henik. The new owner is Francis R. Appleton.

Other Residential Deals.

L. J. Phillips & Co. sold for George E. Hoe, the four story dwelling, at 122 West Twenty-third street, between Columbus and Amsterdam avenues to a client who will occupy. The property was held at \$35,000.

James H. Cruikshank has purchased from Catherine C. Middleton 127 West Ninety-second street, a four story dwelling, 20x100, between Columbus and Amsterdam avenues. William S. Denison & Co. were the brokers.

Ames & Co. have sold for Frank Windholz, 111 West Forty-ninth street, a four story dwelling, 21x100, to Charles A. Robinson.

John C. Coleman sold for the Wells Holding Company 151 West 122d street, 20x100, to Rose D'Aquino. Porter & Co. represented the owner.

Edna E. Chapman sold to Barnett Gellis a three story dwelling, 16x100, at 188 West 120th street.

ANOTHER LENOX HILL CORNER FOR BIG FLAT

James C. McGuire & Co., who on Monday sold the northeast corner of Lexington avenue and Sixty-ninth street to the Joint Ownership Construction Company, Frederic Culver president, for a very large apartment house operations, has purchased through Pease & Elliman from L. Randolph Jacobs the southeast corner of Lexington avenue and Seventy-third street as a site for an eleven story apartment house operation. The seller acquired the property from the William Sloane estate.

The property is at present improved with four old dwellings and a stable and has a frontage of 85.2 on Lexington avenue and 130 feet on East Seventy-third street. It was held at \$300,000. The entire operation planned by the buyers, including land and buildings, will represent an outlay of \$1,250,000, according to announcement made yesterday by the brokers.

OPERATOR IN TWO CITY AND SUBURBAN DEALS

Samuel Brenner sold to Dr. Alexander Neshamkin the seven story Avon apartment at the northwest corner of Madison avenue and 118th street, taking in part payment seven acres at Rye from the National Bank and the United Cigar Stores occupy space in the apartment. J. Silverman was the broker.

Mr. Brenner also sold to H. H. Howes an acre of land on Milton Harbor, Rye, adjoining the residence of Senator Wainwright and the American Yacht Club. Mr. Brenner recently acquired the property, which also fronts 275 feet on Bayview road, from Francis M. Kyle in part payment for the northwest corner of West End avenue and Eighty-eighth street. S. L. Israel was the broker.

TENANTS BUY FOR OCCUPANCY.

Leon S. and Madeline Brach sold 391 and 393 Eighth avenue, north of Twenty-ninth street, two four story store buildings, 21x70, to Abraham James and Samuel Lustgarten, respectively, who are tenants in the properties.

Fannie K. and Isabel G. Koss, who occupy the four story dwelling, 19x100, at 622 West End avenue, south of Ninety-first street, have purchased that property from Charles I. Henry.

ART SALES.

The Great "BIRNS SALE" STARTS TO-DAY BENJ. S. WISE, Auct'r will sell at Public Auction By Order of WILLIAM BIRNS, Inc. His Collection of Art Treasures and Magnificent Furnishings at the LEAVITT BUILDING 126 to 132 West 46th St. To-day (Wed.), 2 P. M. And following days until everything is sold.

NOTE—Every Interior Decorator, Architect, Cheate and Head Manager, Householder and Art Dealer within 50 miles of New York should attend this great and fast-selling sale. No Limit!!! No Reserve!!! Cash Deposits Required. Descriptive Catalogs 25c. each.

SALES AT AUCTION.

Sale Today 2:00 P. M. Also Tomorrow at 11:00 A. M. and Saturday at 10:00 A. M. at the Galleries of FIFTH AVENUE Fourth Ave. Cor. 25th St. AUCTION ROOMS, Inc.

HIGH CLASS Modern Furniture Oriental and European Porcelains, Solid Silver and Silver Plate, Oriental Rugs, Hangings, Library of Books, Etc.

OIL PAINTINGS by distinguished American and Foreign Artists. ON VIEW UNTIL HOUR OF SALE. Wallace H. Day, Auctioneer.

Burling Dole & Co., Auctioneers at 599 & 601 Broadway, New York Friday, April 7th, at 11 o'clock For account of Underwriters or concern

335 FINE ORIENTAL RUGS and CARPETS 118 Fine Sarouk, Lillian, Dozar, Isphahan & Chinese Carpets 32 Fine Persian Hall Strips 185 Fine and Extra Fine Small Rugs, nearly every known weave, fine designs and colorings, very desirable. All sold piece by piece without allowance.

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THE BREAKERS NEW GOLF CLUB PRIVILEGES. FIREPROOF Garage on Premises. Unsurpassed for healthful Rest and Recreation.

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DAY AND DAVIES BUY HUGH J. GRANT PLOT

Brokers Take Over Late Mayor's Holdings in Hunts Point Section of Bronx.

A large unimproved piece of property in the Hunts Point business section of The Bronx, acquired about seventeen years ago by former Mayor Hugh J. Grant, has been sold by his widow, Julia M. M. Grant, to J. Clarence Davies and Joseph P. Day, brokers and auctioneers, representing the D. & D. Land and Improvement Company. The late Mayor, with several associates, acquired the property through Mr. Davies when they purchased the Fells estate, of which it was then a part. The property takes in the block front along the south side of Hunts Point avenue, between Southern Boulevard and Whitlock avenue, comprising a curved frontage along Hunts Point avenue and Southern Boulevard of 267.3 feet and being 106.10 feet on Whitlock avenue, with a rear line measure 200 feet. It faces a plaza at this point, where there are also stations of the New York, New Haven and Hartford, the New York, Westchester and Boston and the New Lexington avenue subway lines. At present the section is the scene of one of the largest housing construction operations ever undertaken in the northernly borough, in which the George F. Johnson estate is the leading factor. The Messrs. Davies and Day also own the opposite northeast corner of Hunts Point avenue and Southern Boulevard known as Bronx Oval Garden, which they are improving. The Community Building is opposite. The Bronx, Whitlock Company were the brokers in the Hugh J. Grant plot sale.

Other Deals in the Bronx.

Schwab & Co. sold for S. A. & J. Building Corporation the five story apartment house, 103x123, on the south-west corner of 192d street and Aqueduct avenue to a client for all cash. This property has been held since 1910 and is one of the largest apartment houses in the West Bronx. It contains fifty-four apartments, showing a rental of \$55,000, and was held at \$300,000.

Bennett E. Sigelstein, attorney, representing the Triangle Home Builders, Inc., has purchased for clients from Capt. John E. Curtis of Plainfield, N. J., the three buildings at 1374 to 1378 Westchester avenue.

Stebbins Realty and Construction Company, Inc., sold through I. Levy to Julius Backer 1064 Sheridan avenue, a five story apartment house, 50x100, renting about \$14,000 per year. They also sold 258 East 162d street, a three story dwelling, 16x110, to J. E. Fowler, broker.

A client of Louis W. Osterwals has sold a four story apartment house, at 2133 University avenue, to Augusta C. Heimsley.

Eugene J. Busher Company, Inc., with Samuel Singer, have sold the property at 3426 Third avenue, about 25x100, to Adolf C. Biehn, who will make extensive alterations.

Louis Reuter sold 3922 and 3924 Park avenue, the northeast corner of 172d street, two three story frame dwellings with stores.

Activity in Ideal Park. Harry W. Davis has sold for the Ideal Home Construction Corporation in Ideal Park, at Cranford and Wilder avenues, the following: To Joseph E. Fitzgerald, bungalow, on plot 32x100, on Cranford avenue; to John G. Schwab, on 31x100, on Wilder avenue; to George Jacob Eltel, six room house, 50x100, on south side of Cranford avenue; to James White, on Wilder avenue, bungalow, 32x100; to George Frick, east side of Murdock avenue, bungalow, on plot 32x100; to Thomas J. Brady, bungalow on plot 32x100, on Murdock avenue; to F. J. Eichler, on Murdock avenue, bungalow with garage, 36x100; to Jesse F. Tompkins, bungalow on Bissel avenue, 40x100; to R. Lichtenegger, bungalow, 32x100, on Murdock avenue; and to Thomas Newell, bungalow on Wilder avenue.

CITY REAL ESTATE.

Borough of Richmond—Sale or Rent.

GOODWIN 260 LEVITT BUILDING 126 to 132 West 46th St. Above 59th St.—34th Av. to North River. CIRCLE 6095 HARLEM 6500

Buildings Elevated Plots 75x100 50's new Central Park West. \$1,000 per front foot. Biggest Bargain ever offered. Principals apply. Edward M. Simmonds, 1305 Broadway, Penn 1145.

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Borough of Queens—Sale or Rent.

\$5 A ROOM PER MONTH BY THE YEAR RENT BY THE MONTH A GIBSON MODEL HOME AT ELMHURST MANOR ADJACENT TO JACKSON HEIGHTS. \$6,500—CASH \$1,000. Some For Rent at \$75 Per Month FROM \$9,000 TO \$16,500. READY FOR OCCUPANCY APRIL 1. Subways, Central Park, Green, Queensboro, subway (Corona line), ELMHURST AV. station GIBSON'S office 200 of stairs.

New Store Property With Apts. above. Suitable for Drugists, Butcher, Grocer, Confectionery, Dry Goods or any other business. Sell on suitable terms, or rent stores, \$5 to \$25. Apartments, \$45 to \$75. Apply Butler, Junction Ave., near Broadway & Corona, Tel. NEW TOWN 2238.

GREAT HOUSE BARGAIN \$7,500 beautiful 48,000 sq. ft. large plot, new station, tax exempt (saves \$5,000). Steam, electricity, parquetry, tile, veranda, 12,000 cash, \$23 monthly principal. MEECE, 30 Union Hall St., Jamaica, Telephone Jamaica 4245.

Forest Hills Gardens Houses and Villa-Plots for Sale. 15 Minutes from Penna. Station. SAGE FOUNDATION HOMES CO. 47 W. 54th St., or Forest Hills, L. I.

I. G. WOLF 1270 B'way, N.Y. Exceptions, bargains on the West Shore. NORTH SHORE REAL ESTATE. L'EXCLUS, WASHINGTON & CO. 23 East 40th St. Vanderbilt 3308.

Westchester—Sale or Rent.

GENTLEMAN'S ESTATE LOWER WESTCHESTER COUNTY Dwelling containing 11 rooms, 2 baths, electric lights, all modern conveniences, including city water supply. Also greenhouse, garage, cow barn, chicken house and pigeon house. Abundant shrubbery, evergreens, etc. Within 20 minutes by motor from over twelve golf and country clubs. Can be purchased furnished or unfurnished; price & terms upon request to MARSH & WEVER, Attorneys 2 WALL ST., MANHATTAN, N.Y.C. OR YOUR OWN BROKER.

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